

# HADLEY TAYLOR

**17 JUDGES WALK, NORWICH NR4 7QF**

**SUBSTANTIAL VICTORIAN FAMILY HOUSE ARRANGED OVER THREE FLOORS REQUIRING SOME MODERNISATION LOCATED IN ONE OF THE MOST SOUGHT AFTER ROADS IN THE CITY WITH ENTRANCE HALL, 4 RECEPTION ROOMS, KITCHEN, SHOWER ROOM/UTILITY, 5 BEDROOMS, BATHROOM, SEPARATE WC, GARAGE, 100' SOUTH WEST FACING GARDEN, PERIOD FEATURES AND GAS FIRED CENTRAL HEATING ENERGY RATING F**



**Drawing Room**



**Sitting Room**



**Breakfast Room**



**Garden Room**



**Rear Elevation**



**Bedroom 1**



**GUIDE PRICE £795,000**

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**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ**  
**Tel: 01603 250248 [www.hadleytaylor.com](http://www.hadleytaylor.com)**

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## Location

The property is located within two miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, the University of East Anglia, the Norfolk and Norwich University Hospital, a Waitrose supermarket, public houses and parks are all within easy reach. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

## Accommodation

The ground floor accommodation comprises entrance hall, drawing room with bay window and period fireplace, sitting room with fireplace and French doors to the rear garden, breakfast room, garden room with patio doors to the rear garden, kitchen and utility/cloakroom. On the first floor there are three bedrooms, a family bathroom and a separate WC off the landing. On the second floor there are two further bedrooms and an attic room. The property does require some modernisation but does benefit from period features and gas fired central heating.

## Outside

The front garden provides off road parking with shrub borders and trees. The south west facing rear garden is 100' long and is laid to lawn with mature shrubs, trees, patio, timber garden shed and side access. The attached brick built garage has hinged timber doors.

## Directions

Leave Norwich on Unthank Road, cross over the outer ring road and take the second left hand turn into Judges Walk. The property can be found on the right hand side of the road.

## Local Authority

Norwich City Council

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Viewing

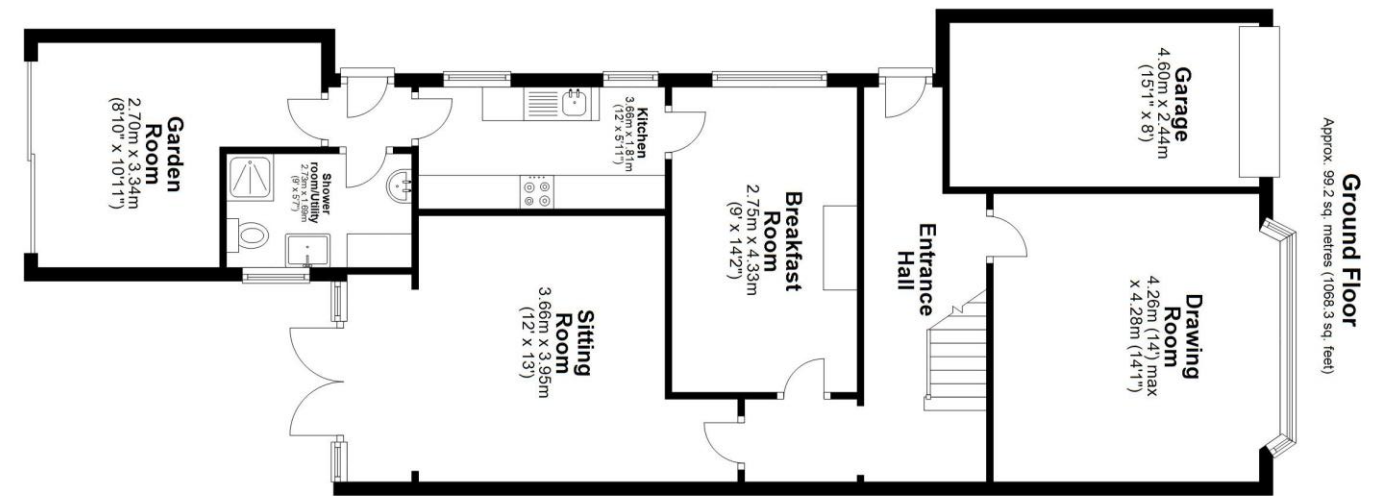
Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Selling your home

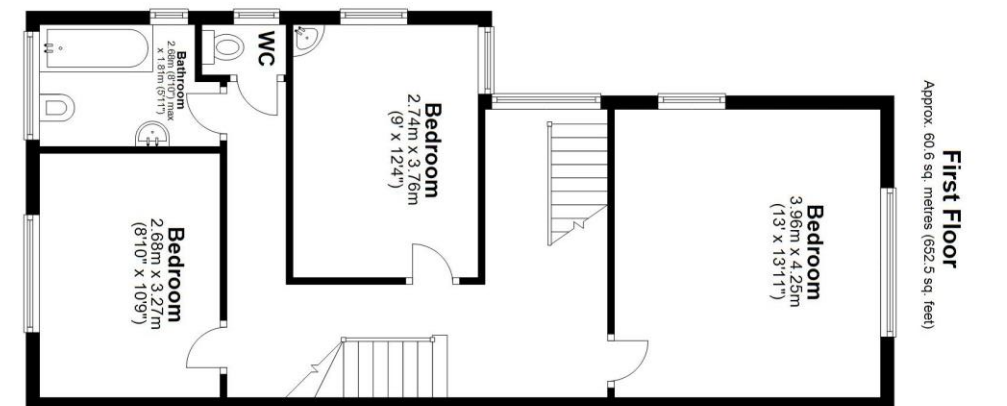
Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

## Hours of Business

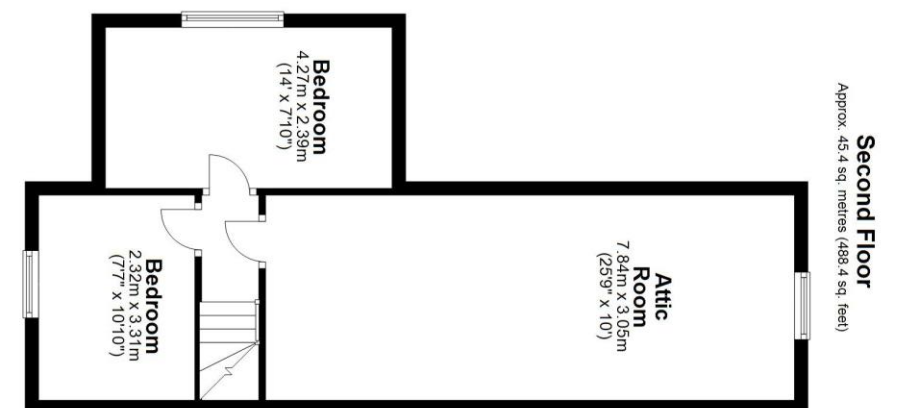
Monday to Friday: 0900 – 1730, Saturdays: 0930 – 1500.



Approx. 99.2 sq. metres (1068.3 sq. feet)



Approx. 60.6 sq. metres (652.5 sq. feet)



Approx. 45.4 sq. metres (488.4 sq. feet)

Total area: approx. 205.2 sq. metres (2209.2 sq. feet)

